

Published  
bi-monthly  
by the  
Office of  
Central  
Inspection,  
City of  
Wichita  
Editor:  
*Tom  
Kerschen*

Volume 11, Issue 4

July - August 2001

*Construction Industry News from City Hall*

*Superintendent of Central Inspection  
Kurt Schroeder*

## TAPS & WYES

Requests for sewer taps have increased. In some cases, drainlayers have called for taps at different locations at the same time, and the city has not been able to respond on time. In order for the city to respond on time for each request, drainlayers will need to call for a tap one working day before it is needed. Tap requests will need to be made to the Sewer Maintenance Office, at 268-4024.

The city has also dispatched crews in response to calls for wye repairs, only to discover when the crew arrived on site that no repair was needed. Before calling for a wye repair, drainlayers must expose the wye.

Drainlayers are reminded about the safety requirements set forth in paragraph 16.04.120 of the Code of the City of Wichita:

The hole shall be adequately shored or sloped in compliance with OSHA standards for safety to city employees entering therein for the purpose of inspection or for making a tap or setting a wye.

The other requirements in paragraph 16.04.120 are also important:

No tap will be made, wye set or repaired in the city sewers by the city division of maintenance unless the hole for making the tap, setting the wye or repairing a wye is at least two feet wide and three and one-half feet without any tunneling. The hole shall be parallel to the city sewer for setting a wye and making a tap. The hole shall extend approximately straight down from the top of the ground to the bottom of the sewer.

*Joe Rotinelly, Sewer Maintenance Superintendent*

## BACKYARD DRAINAGE POLICY

On June 20th of 2000, the Wichita City Council approved a new policy for backyard drainage. The policy affects all subdivisions platted as of October 1, 2000. This policy was developed with the input from local builders, developers and subdivision engineers. The requirements affecting the building contractors in these new subdivisions are as follows:

- Builders are required to develop individual lot grading plans consistent with the subdivision master drainage plan and to construct foundation walls and basements in compliance with the master drainage plan. The objective of these requirements is to make sure that final grades can be set so that they will work in substantial compliance with the master drainage plan for the lot and area. Minor variances may be allowed provided that there is no negative impact on the master drainage plan.
- Builders will be required to submit verification from a surveyor after the foundation walls or basement walls are poured and before the plumbing underground inspection is performed in order to verify that the walls are in conformance with the lot grading plan. This verification can be provided by a Kansas registered engineer or surveyor and **must** be submitted to the Office of Central Inspection in order to request the underground plumbing inspection. At the time the survey verification is done, the surveyor will be instructed to verify, in addition to the foundation or basement wall heights, the elevation of the rear yard and side yard flow line monuments, two curb elevations in front of the lot, the elevation of the top of any manholes on the property and the elevation of any storm drainage inlets. The builder will be required to protect and maintain the flow line monuments during the construction process.
- If a walkout, view-out or a standard basement is designated as the correct basement on the master drainage plan and the builder wishes to vary from it, in terms of elevation to be built, it will be allowed. However, the builder must consult with a design engineer for the subdivision and provide proof to the Office of Central Inspection that the requirements of the master drainage plan can still be met.

*Ray Sledge, Construction Inspection Supervisor, Building Section*

## NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)

Recently, we have noticed that dirt contractors in the City of Wichita have started work without obtaining a Grading Permit from the Office of Central Inspection. A Grading Permit is required when the fill is greater than 1 foot in depth or a cut more than 3 feet in depth or work involves more than 50 cubic yards of fill or cut. Prior to issuance of a Grading Permit to the dirt contractor, the dirt contractor must present a copy of the Notice Of Intent (NOT) from the Kansas Department of Health and Environment (KDHE) and an Approved Grading Plan from the City of Wichita Public Works Engineering Division. Additionally, all of the above items must be located on the job site.

If a Grading Permit is not required, the construction site must still meet the Best Management Practices required by city ordinance. Any questions regarding the above requirements should be directed to Storm Water Management at 268-4498.

*Richard Chamberlin, Plans Examiner*



The Electrical/Elevator section of OCI is pleased to announce that they have recently added a new elevator inspector to their ranks.

His name is **Bill Loveland Jr.**

Bill is a City of Wichita certified master electrician and has been in the electrical trade for a number of years. He has a variety of electrical and electronic experience and will be an asset to our operation.

*Wayne L. Bolen, Construction Inspection Supervisor, Electrical / Elevator*

The Board of Appeals of Plumbers and Gas Fitters is currently working on amendments for the next code adoption. If there is something specific you would like for them to look at or address, please contact the Board Secretary, Dan Leidy at 268-4471.

## SCHEDULING INSPECTIONS

If you schedule an inspection with a home owner, we will call before going to make sure they are home if you supply us with the number. *We will not* schedule the inspection with the home owner, *you must* have already scheduled the inspection with the home owner.

## BACKFLOW PREVENTERS

When replacing any testable backflow preventer, a permit and inspection is required. If you are re-locating a testable backflow preventer, a permit and inspection is also required.

*Dan Leidy, Construction Inspection Supervisor, Plumbing / Mechanical*

**Q:** We are questioning whether or not there is a significant purpose for weep screeds being required for exterior lath and plaster. Do you think we could omit them?

**A:** It is the building code's intent that all exterior lathing incorporate weep screeds. The requirement is based on the recommendations of the lathing and plastering industry as a result of their experience over the last quarter century or so with the poor performance of exterior plaster construction without weep screeds. They have encountered dry rot and fungus, as well as the tendency of the plaster to exfoliate or spall off. Additionally, there has been water infiltration into the interior of the buildings, damaging flooring and carpeting.

Experience has shown that wind-driven rain trapped between the plaster and building paper flows down the paper and then exits. If the paper does not lap the foundation or slab, the water may enter the building. If the paper laps the foundation or slab, it will exit to the exterior. If the plaster were to be extended below the paper, the plaster adhesive on the masonry or concrete would cause the water to exit at the level at which the paper terminates, causing an efflorescence to occur at this level and a deterioration of the plaster. Note that Section 2508.1 of the 1997 Uniform Building Code, second paragraph, does not allow the plaster to

**NEW  
ELEVATOR  
INSPECTOR**

**PLUMBERS  
DRAINLAYERS  
LAWN IRRIGATION  
INSTALLERS**

**QUESTIONS  
&  
ANSWERS**

extend below the lath and paper. If the plaster terminates at the end of the paper, a controlled protected edge is needed for appearance and durability.

The weep screed is designed to provide a path for water to exit to the exterior and to provide a durable termination for the plaster. The requirements for weep screeds were first introduced to the code in the 1970 Edition of the Uniform Building Code. Provisions were added to the 1994 edition which require the weather-resistive barrier to lap the attachment flange of the screed. In addition, the exterior lath shall cover and terminate on the attachment flange of the screed.

The requirement for weep screeds in Section 2506.5 of the 1997 Edition of the Uniform Building Code applies only to exterior stud walls and requires the screed to be located a minimum of 4 inches above the earth or 2 inches above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building.

*Jim Cranford, C.B.C., Building Codes Administrator*



CITY OF  
WICHITA

[www.wichitagov.org](http://www.wichitagov.org)



OFFICE OF CENTRAL INSPECTION  
CITY HALL - SEVENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202



THE CITY OF WICHITA

PRESORTED  
FIRST-CLASS MAIL  
U.S. POSTAGE PAID  
Wichita, Ks  
PERMIT NO. 588